088.0	0001	0015.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	566,000 /	566,000
					USE VALUE:	566,000 /	566,000
					ASSESSED:	566,000 /	566,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
64		WOODSIDE LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MILLER ALICE
Owner 2:	
Owner 3:	
Street 1:	64 WOODSIDE LANE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CRUPI SALVATORE J--ETAL -
Owner 2:	CRUPI LILLIAN E -
Street 1:	64 WOODSIDE LANE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .162 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1951, having primarily Clapboard Exterior and 984 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	14	CPA
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7040.000	124,200		441,800	566,000
Total Card	0.162	124,200		441,800	566,000
Total Parcel	0.162	124,200		441,800	566,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 575.20 | /Parcel: 575.20

Legal Description

User Acct 55567

GIS Ref

GIS Ref

Insp Date 11/08/18

Entered Lot Size

Total Land:

Land Unit Type:

!7134!

PREVIOUS ASSESSMENT

Parcel ID 088.0-0001-0015.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	124,200	0	7,040.	441,800	566,000		Year end	12/23/2021
2021	101	FV	119,900	0	7,040.	441,800	561,700		Year End Roll	12/10/2020
2020	101	FV	119,900	0	7,040.	441,800	561,700	561,700	Year End Roll	12/18/2019
2019	101	FV	107,500	0	7,040.	448,200	555,700	555,700	Year End Roll	1/3/2019
2018	101	FV	107,500	0	7,040.	334,500	442,000	442,000	Year End Roll	12/20/2017
2017	101	FV	107,500	0	7,040.	303,000	410,500	410,500	Year End Roll	1/3/2017
2016	101	FV	107,500	0	7,040.	290,400	397,900	397,900	Year End	1/4/2016
2015	101	FV	107,000	0	7,040.	246,200	353,200	353,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	05:04:50

LAST REV

Date	Time
11/29/21	15:48:37
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7134

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CRUPI SALVATORE	49177-235		3/26/2007	Family	1	No	No		
	10055-436		6/14/1962			No	No		N

USER DEFINED

Prior Id # 1:	55567
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/8/2018	MEAS&NOTICE	BS	Barbara S
3/23/2009	Meas/Inspect	163	PATRIOT
1/27/2000	Meas/Inspect	197	PATRIOT
12/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7040		Sq. Ft.	Site		0	70.	0.90	5									441,840						441,800	

Total AC/HA:	0.16162	Total SF/SM:	7040	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	441,840	Spl Credit		Total:	441,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	6 - Slab		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C- - Average. (-)		
Year Blt:	1951	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.98000002
Adj $ / SQ:	132.300
Other Features:	55000
Grade Factor:	0.90
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	168714
Depreciation:	44540
Depreciated Total:	124173

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 5 | BRs: 3 | Baths: 1 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	3	
Totals			
1	5	3	

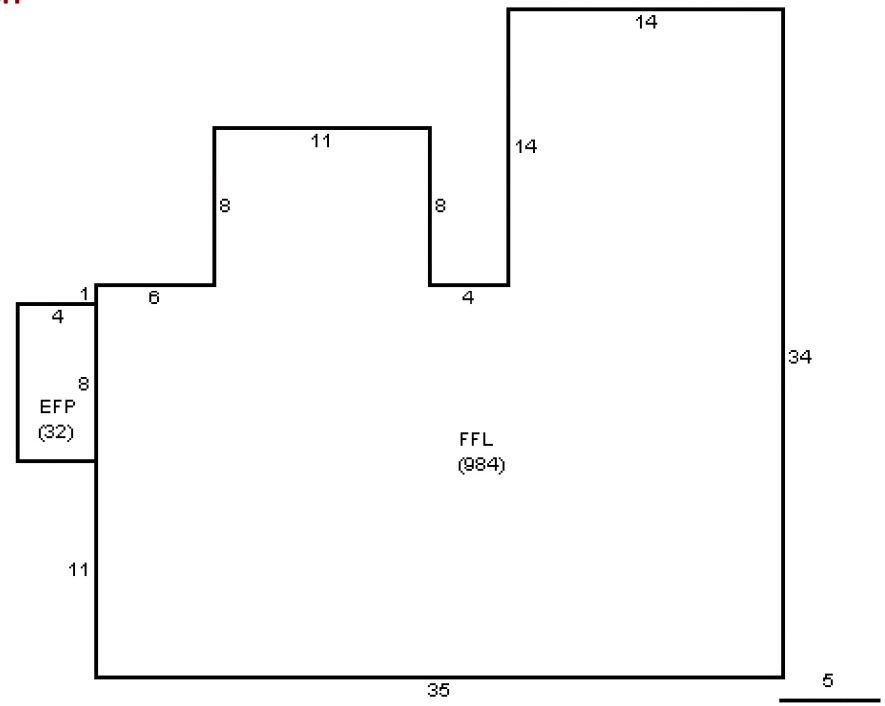
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	119.07
Special Features:	0	Val/Su Net:	122.24
Final Total:	124200	Val/Su SzAd	126.22

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	984	132.300	130,183
EFP	Enclos Porch	32	71.150	2,277

Net Sketched Area: 1,016 | Total: 132,460

Size Ad 984 | Gross Area 1016 | FinArea 984

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

088.0-0001-0015.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	1970	0.00	T	39.2	101						
2	Frame Shed	D	Y	1	8X12	A	AV	2008	0.00	T	8.8	101						

More: N | Total Yard Items: | Total Special Featues: | Total:

IMAGE

AssessPro Patriot Properties, Inc